

Preamble :  
basis of con-  
tracts.

Preamble :  
ruling reversed.

Payment author-  
ized.

Whereas the said commissioners made certain contracts upon the basis of this ruling; and

Whereas the Treasurer later reversed this ruling and refused to pay over to the State Board of Charities and Public Welfare the said balance retained by him: Now therefore,

*The General Assembly of North Carolina do enact:*

SECTION 1. That the State Treasurer is hereby authorized and directed to pay over, on the warrant of the State Board of Charities, to the said State Board of Charities and Public Welfare the said balance of four thousand four hundred and ten dollars and eighty-one cents (\$4,410.81) which was in his hands to the credit of the said State Board of Charities and Public Welfare on June thirtieth, one thousand nine hundred and twenty-one.

SEC. 2. That this act shall be in force from and after its ratification.

Ratified this the 5th day of March, A. D. 1923.

## CHAPTER 250

### AN ACT TO EMPOWER CITIES AND TOWNS TO ADOPT ZONING REGULATIONS.

*The General Assembly of North Carolina do enact:*

#### SECTION 1. *Grant of power.*

Building  
ordinances.

Height, number  
of stories and  
size.

Percentage of  
lot covered.

Size of yards,  
courts.

Density of popu-  
lation.

Location and  
use of buildings.

Board of  
adjustment.

For the purpose of promoting health, safety, morals, or the general welfare of the community, the legislative body of cities and incorporated towns is hereby empowered to regulate and restrict the height, number of stories and size of buildings and other structures, the percentage of lot that may be occupied, the size of yards, courts and other open spaces, the density of population, and the location and use of buildings, structures and land for trade, industry, residence or other purposes. Such regulations may provide that a board of adjustment may determine and vary their application in harmony with their general purpose and intent and in accordance with general or specific rules therein contained.

#### SEC. 2. *Districts.*

Districts.

Restrictions  
within districts.

Regulations uni-  
form as to class.  
Difference as to  
districts.

For any or all said purposes it may divide the municipality into districts of such number, shape and area as may be deemed best suited to carry out the purposes of this act; and within such districts it may regulate and restrict the erection, construction, reconstruction, alteration, repair or use of buildings, structures or land. All such regulations shall be uniform for each class or kind of buildings throughout each district, but the regulations in one district may differ from those in other districts.